



- Address:** 3101 Overland Avenue, Los Angeles, CA 90034  
(South west corner of Overland Avenue and National Boulevard)
- Available Space:** Approximately 957 - 3,966 square feet (divisible per floorplan)
- Parking:** 27 parking spaces
- Rental Rate:** \$2.95 NNN per square foot per month. Tenant to pay its pro-rata share of real property taxes, insurance, and common area repairs and maintenance, currently at 75¢ per square foot per month.
- Comments:**
- ▶ STREET MEDIAN RESTRICTING INGRESS/EGRESS HAS BEEN REMOVED;
  - ▶ Convenient parking;
  - ▶ Excellent signage with great visibility;
  - ▶ Adjacent to the Santa Monica (10) Freeway;
  - ▶ Approximately 68,755 cars per day (according to 2006 survey).

For further information  
or tour, please  
contact exclusive agents:

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[www.WestsideRetail.com](http://www.WestsideRetail.com)



3101 OVERLAND AVENUE  
LOS ANGELES, CA 90034

